

BK: 2020 PG: 1468
Recorded: 4/30/2020 at 2:04:06.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$558.40
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:
JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: 515-453-4216

Mail tax statements and return document to:
Jennifer Smith and Keegan Smith, 521 N Cross St, St. Charles, IA 50240

WARRANTY DEED

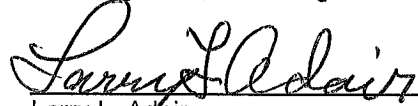
For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Larry L. Adair and Janet L. Adair, a married couple**, do hereby convey unto **Jennifer Smith and Keegan Smith, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

That part of Parcel "A" lying North of Parcel "E" and South of Parcel "B", all located in the Southeast Quarter (¼) of the Southwest Quarter (¼) of Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, as shown by Plats of Survey filed in the Office of the Recorder of Madison County, Iowa, in Book 2, Page 189 on November 3, 1993, in Book 2, Page 309 on March 28, 1997, and in Book 3, Page 588 on June 2, 2000.

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and Grantors covenant to warrant and defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead, and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.


Larry L. Adair

Janet L. Adair

STATE OF Iowa)
COUNTY OF Dallas) SS:

This instrument was acknowledged before me on April 27th 2020 by Larry L. Adair and Janet L. Adair, a married couple.


Notary Public in and for said State

